

## CPC Meeting and Public Hearing -- February 11, 2015

7:30 pm

### The Kingsbury Room, Wellesley Police Station

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The Wellesley Community Preservation Committee met at 7:30 pm in the Kingsbury Room of the Wellesley Police Station.

Present were the following CPC members: Barbara McMahon (Chair), Allan Port (Vice Chair), Deb Carpenter, Joan Gaughan, and Tad Heuer. CPC Assistant Nicole Ng was also present.

CPC Chair called the meeting to order at 7:38pm.

#### **Public Hearing**

Mike Jennings, representing WHS lacrosse, 8<sup>th</sup> grade field hockey, supports the field and track renovation at the HS for the following reasons:

- Both HS lacrosse and field hockey are no longer played on grass throughout most of Massachusetts;
- Currently high school students need to travel to Sprague but should be able to stay at the HS location once the field is turfed;
- Sprague has no seats, scoreboard, or bathrooms;
- Tournaments are now held at Sprague and the set up does not allow for charging of admission. HS stadium has gate and would allow for revenue to be generated through snacks, admission, etc.
- Annual cost is \$100k to maintain sod but the field gets almost no use. Instead, there is a greater need and demand for turf fields.

Justin Maiona, Chesterton Rd, President of Wellesley Football, supports the renovation of the field. He considers the current grass field an unsafe playing surface. Also, people don't want to come to the games (not practice) because Sprague has no bathrooms, no seating.

Larry Corda, track coach, supports the field renovation. He notes that Framingham is the only town other than Wellesley to use a grass field for football. The track portion is dangerous due to uneven surface and unmarked lanes. He personally patches the track which was last upgraded in 1999. In the Bay State League for football and track Wellesley has the worst facility.

Patricia Isley, Audubon Road, has kids on the track team and also supports the field renovation.

Martha Collins also has kids in sports and uses the track personally along with many other residents. She also supports the field renovation.

Laura Fragasso was not able to attend but sent a letter voicing her support for the NRC pond management plan and her opposition against the installation of sports lighting. She did, however, question whether the amount requested was sufficient.

Public Hearing closed at 7:55.

No citizen speak due to public hearing held.

### **Hills Branch Library Chimney Request**

**Guests:** Beth Sullivan-Woods, Ann Howley – Wellesley Free Library (WFL) Board of Trustees

**Handout:** Preliminary application

Ms. Sullivan-Woods presented the application requesting \$2,750.00 to study the repair to the South Chimney Wall of the Hills Library Building. Cracking and need for repair was identified during the preparation for repair work on the East Chimney Wall. This project is to contract with Ms. Judith Selwyn at Preservation Technologies to perform a non-destructive assessment of the current state of the South Chimney Wall, recommend repair needs, and create a ballpark budget. CPC funded a similar preliminary investigatory study to kick-off the repair planning for the East Chimney Wall. The desired timeline is as soon as weather allows. MLP will be providing lift and operator and only Judith will be paid for her evaluation. MLP needs 1 wk notice.

Mr. Port stated that the request should be filed as a motion at the town meeting versus through the use of CPC administrative funds.

Ms. Sullivan-Woods would like the study to be done as soon as weather permits and not have to wait until July. She delivered a close out report of the work done on the East Chimney.

Guests leave at 8:10.

### **Open Meeting Law, Public Meeting Discussion**

**Guests:** Tom Harrington, Town Counsel and his associate, Ivria Fried.

Mr. Harrington spoke to the committee about ethics and what constitutes a conflict of interest. He also spoke about the importance of disclosing a conflict or the appearance of a conflict.

He then talked about transparency. The State's Open Meeting Law favors transparency over efficiency. An open meeting must be advertised at least 48 hours in advance; the agenda should provide complete descriptions and as much detail as possible. If an emergency meeting does not allow for 48 hours notice, a full meeting should be scheduled as soon as possible with notice to rectify the violation. A committee must have a quorum to vote. There shouldn't be any deliberations outside of an open meeting including via emails. Any document that is referenced in an open meeting becomes accessible to the public. One

has 10 days to *respond* to the request but may produce the document within a reasonable amount for time.

Discussion ensued about what would constitute conflicts of interest, appearance of conflicts of interest and violations of open meeting law.

Ms. McMahon brought up a question regarding the Library's request that the funds for the preservationist come from CPC's admin funds instead of going through the ATM. General consensus is if CPC were to use the admin funds, WFL (not CPC) should oversee the project with a requirement to keep CPC regularly updated on project status.

Guests leave at 8:40.

### **High School Track and Field Rehabilitation Request**

**Guests:** PFTF – Trip Sheehan, Andy Wrobel, Patti Quigley

**Handout:** PowerPoint presentation

Mr. Sheehan presented PFTF's request. One change of note is that they are now only asking for \$166K for this fiscal year, not the total \$900K, to fund the initial design and permitting phase.

Mr. Sheehan reiterated the benefits and needs for the field renovation. Ms. Gaughan asked about lights. PFTF explained that conduits will be placed under the new track for a PA system and scoreboards but there are no plans right now for lights. More discussion will be needed, and the size and number of conduits needed for lights will be discussed later during the design phase.

Questions about why schools are not funding the project, since schools have field priority, were raised by Ms. McMahon and Mr. Heuer. Ms. Quigley explained that there is just no money in the school budget and the field is for the whole town to use. PFTF further noted that throughout the state fields are largely funded from CPA or private money, not from school budgets. Their plan is to finance the \$900k with some CPA, some town and some private funding. Lisa Wesley will lead private fundraising but will need some "seed" money from either CPA or Town to kick off efforts.

Mr. Port asked whether an article for the \$166k was filed in the warrant. PFTF responded no. Mr. Port felt that there should have been an article and not just a motion from CPC. He does not want other boards to assume that CPC will fund the entire cost of the project. CPC needs to make it clear at the ATM that it recommends the project and will pay for the design phase *but* other boards are expected to contribute and be involved in later phases. Ms. McMahon proposed that the committee not vote on the request tonight until further discussion. CPC also reserved the right to submit more questions.

Guests leave at 9:35.

### **Votes of Natural Resources Commission Requests (3)**

1. Mr. Port moved to approve the Comprehensive Pond Management Plan (\$100,000). Motion was seconded by Ms. Gaughan. Unanimous vote in favor.
2. Mr. Port moved to approve the Morses Pond Shore Erosion Study (\$20,000). Motion was seconded by Ms. Gaughan. Unanimous vote in favor.
3. Mr. Port moved to approve the Kelly Field Court: Land Use and Needs Assessment (\$2,500). Motion was seconded by Ms. Carpenter. 4 opposed, 1 voted in favor. Request was denied.

### **ATM Preparation**

Ms. McMahon proposed to move up the next CPC regular meeting from March 11 to earlier in March to prepare for the upcoming ATM. She will send out a Doodle Doc to poll a new time to meet.

Ms. Carpenter proposed to set a deadline for applications to be submitted before a meeting so members have adequate time to review.

### **New Business**

Karen Bognanni, Wellesley High School, Phillips House Assistant, reached out to CPC in an email about plaques outside the offices of the 3 houses: Bradford, Perrin, and Phillips. The plaques would give historical information about each house.

CPC members discussed the possible costs of such a project as well as other sources of funding: class gift from alumni, fundraising from student government, etc. They will refer the request to Kathleen Fahey, Director at the Wellesley Historical Society, for further assistance.

### **Approval of Minutes:** January 14, 2015

Mr. Port moved to approve the minutes with minor changes. Motion was seconded by Mr. Heuer. Unanimous vote in favor.

### **Adjourn**

A motion to adjourn was made at 10:00 by Ms. Gaughan and seconded by Mr. Port. The vote to adjourn was unanimous.